CONDITIONAL USE ORDER:

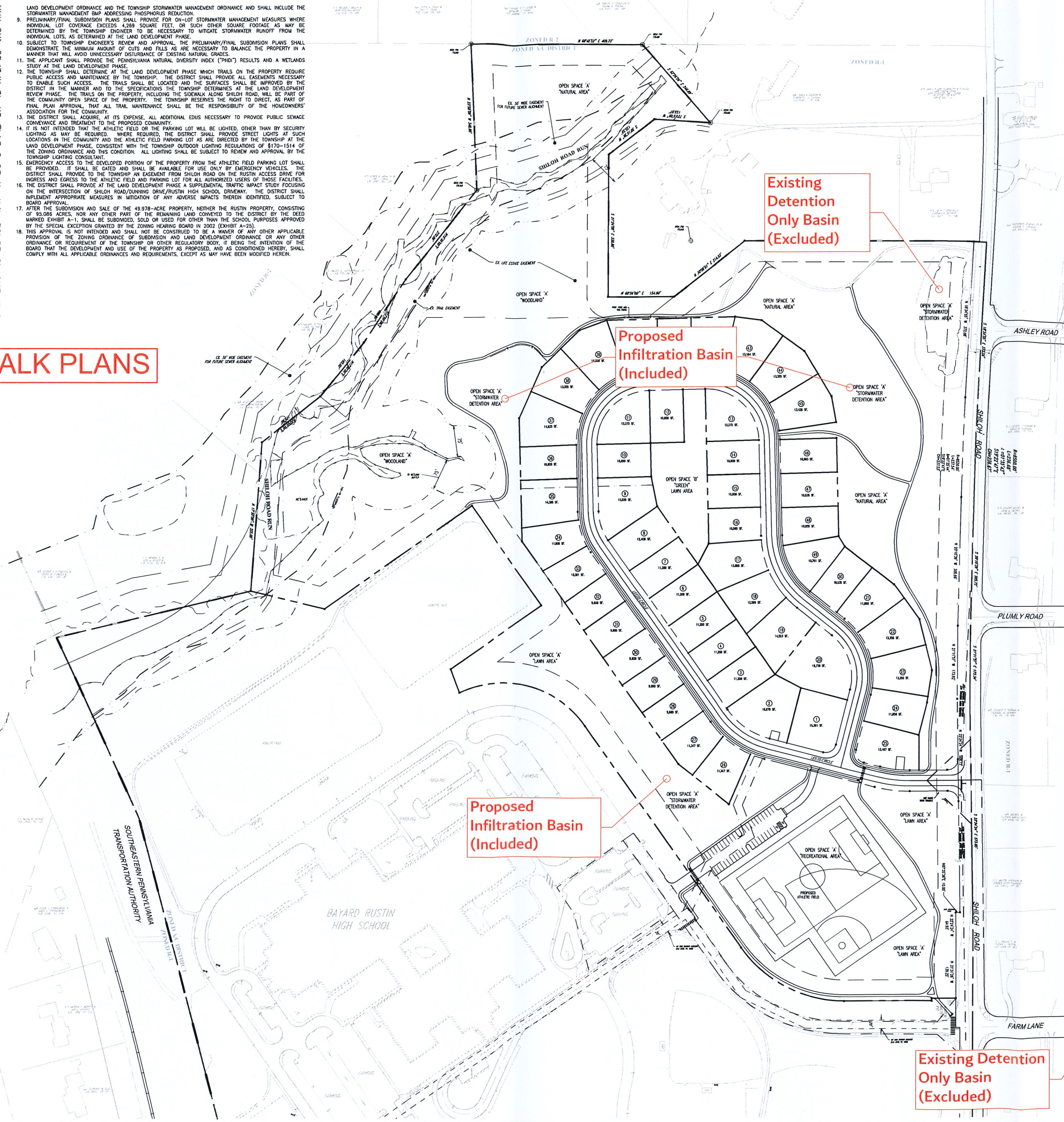
1. AND NOW, THIS 5TH DAY OF MAY, 2014, UPON CONSIDERATION OF THE TESTIMONY AND EVIDENCE OF RECORD, THE BOARD OF SUPERVISORS OF WESTTOWN TOWNSHIP HEREBY APPROVES THE CONDITIONAL USE APPLICATION OF THE WEST CHESTER AREA SCHOOL DISTRICT, UNDER AND SUBJECT TO COMPLIANCE BY THE APPLICANT WITH THE FOLLOWING CONDITIONS:
1. EXCEPT AS MODIFIED BY THE TERMS OF THIS ORDER AND THE CONDITIONS CONTAINED HEREIN, THE PROPOSED FLEXIBLE DEVELOPMENT PROJECT SHALL BE DEVELOPED AND USED SUBSTANTIALLY IN ACCORDANCE WITH THE TESTIMONY AND EXHIBITS PRESENTED TO THE BOARD, UNLESS SUCH COMPLIANCE IS INCONSISTENT WITH ANY CONDITION OF APPROVAL CONTAINED IN THIS ORDER.
2. THE TOWNSHIP WILL ACCEPT DEDICATION OF THE COMPLETED PARKING LOT CONSTRUCTED AS PER THE APPROVED PLANS AND THE OPEN SPACE DESIGNATED FOR THE MULTI-PURPOSE BALL FIELD, EITHER IN FEE SIMPLE TITLE OR AS A PERMANENT EASEMENT FROM THE HOMEOWNERS' ASSOCIATION OF THE NEW COMMUNITY. THE TOWNSHIP WILL ACCEPT OPERATION AND MAINTENANCE RESPONSIBILITY FOR THE SAME. THE BALL FIELD SHALL BE REORIENTED IN A MANNER THAT AVOIDS BATTERS AT THE HOME PLATE AREA LOOKING INTO THE SUN IN A WESTERLY DIRECTION. THE PARKING LOT AND FIELD SHALL BE OTHERWISE INSTALLED AS PER SPECIFICATIONS DETERMINED BY THE TOWNSHIP AT THE LAND DEVELOPMENT PHASE.
3. THE TOWNSHIP RESERVES THE RIGHT TO MAKE THE ATHLETIC FIELD PARKING LOT AVAILABLE TO THE DISTRICT UPON SUCH TERMS AND CONDITIONS AS MAY BE AGREED TO BY THE TOWNSHIP AND DISTRICT, INCLUDING, BUT NOT LIMITED TO, THE USE BY THE TOWNSHIP, UNDER A CROSS-EASEMENT AGREEMENT, OF DISTRICT PARKING AREAS.
4. THE ATHLETIC FIELD SHALL BE SUBJECT TO SUCH USE RESTRICTIONS, INCLUDING HOURS OF OPERATION, AS MAY BE DETERMINED BY THE TOWNSHIP. THE TOWNSHIP SHALL HAVE THE RIGHT TO LEASE THE FIELD TO ORGANIZED YOUTH ATHLETIC ORGANIZATIONS AS IT ELECTS TO DO IN ITS SOLE DISCRETION.
5. THE APPLICANT SHALL PREPARE AND SUBMIT A COMPLIANT CONDITIONAL USE PLAN (HEREINAFTER "COMPLIANT PLAN") WITHIN 90 DAYS OF THE DATE OF THIS ORDER TO DEMONSTRATE SATISFACTION WITH ALL STATED CONDITIONS OF THIS ORDER, AS WELL AS ANY OUTSTANDING COMMENTS OF THOMAS COMITTA, MCCORMICK TAYLOR, URS OR ANY OTHER TOWNSHIP CONSULTANT OR TOWNSHIP STAFF MEMBER REVIEW, WHETHER OR NOT SPECIFICALLY STATED IN THIS ORDER.
6. THE COMPLIANT PLAN SHALL INCLUDE REVISIONS FROM THE PLANS PRESENTED TO THE BOARD AT THE HEARING TO INCLUDE THE FOLLOWING:
   a. THE LOT LAYOUT SHALL NOT SHOW ANY CUL-DE-SACS, BUT, RATHER, SHALL HAVE A CONTINUOUS LOOP ROAD WITH AN INTERNAL OPEN SPACE GREEN AREA, SUBSTANTIALLY AS SHOWN IN THE COMITTA PLAN (EXHIBIT TCA-2) AND THE HOWELL PLAN (EXHIBIT A-33).
   b. NO MORE THAN 50 TOTAL DWELLING UNITS SHALL BE INCLUDED IN THE COMPLIANT PLAN OR IN ANY FUTURE PRELIMINARY OR FINAL LAND DEVELOPMENT PLAN SUBMITTED PURSUANT TO THIS APPROVAL.
   c. BERMING ALONG SHILOH ROAD SHALL BE PROVIDED SUBSTANTIALLY AS SHOWN IN EXHIBIT A-32.
   d. ADDITIONAL LANDSCAPING SHALL BE PROVIDED ALONG THE WEST SIDE OF SHILOH ROAD AND ALONG THE PERIMETERS OF THE VARIOUS LOTS IN ORDER TO SCREEN VIEWS OF THE PROPOSED DEVELOPMENT, SUBSTANTIALLY IN ACCORDANCE WITH THE COMITTA RECOMMENDED ENHANCEMENT PLAN (EXHIBIT TCA-1, SHEET 2 OF 2).
   e. THE PROPERTY SHALL HAVE A CONTINUOUS WALKING TRAIL AROUND THE PROPOSED COMMUNITY. THAT PORTION OF THE TRAIL ALONG SHILOH ROAD SHALL BE LAID OUT IN SUCH CONFIGURATION AS IS NECESSARY TO COMPLEMENT THE SHILOH ROAD BERMS AND TO PROVIDE SAFE PEDESTRIAN ACCESS TO THE WEST SIDE OF SHILOH ROAD, AS SHOWN IN THE COMITTA RECOMMENDED ENHANCEMENT PLAN (EXHIBIT TCA-1, SHEET 1 OF 2) AND THE HOWELL PLAN (EXHIBIT A-33). THE SURFACE COMPOSITION OF THE WALKING TRAIL ALONG SHILOH ROAD SHALL BE SUCH AS IS APPROVED BY THE BOARD DURING THE LAND DEVELOPMENT PHASE.
   f. PEDESTRIAN CROSSWALKS SHALL BE ADDED AT THE FOUR LOCATIONS SHOWN ON EXHIBIT TCA-1, RECOMMENDED ENHANCEMENT PLAN, SHEET 1 OF 2, AND ACROSS SHILOH ROAD AT PLUMLY ROAD, WHERE THE PROPERTY ACCESS ROAD IS PROPOSED TO BE CONSTRUCTED.
   g. THE REQUIREMENTS OF THE TOWNSHIP OPEN SPACE STANDARDS OF §170-907 OF THE ZONING ORDINANCE AND §149-921 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SHALL BE INCORPORATED TO DEFINE AREAS OF "LAWN," "NATURAL AREA," RECREATION AREA," "CROP LAND OR PASTURE," "STORMWATER DETENTION AREA," AND ANY OTHER REQUIRED DESIGNATIONS THEREIN IDENTIFIED.
7. PRELIMINARY/FINAL SUBDIVISION PLAN APPROVAL SHALL BE OBTAINED BY THE DISTRICT CONSISTENT WITH THE COMPLIANT PLAN BEFORE ANY SALE OF THE PROPERTY TO A DEVELOPER OR BUILDER.
8. PRELIMINARY/FINAL SUBDIVISION PLANS SHALL INCLUDE DEMONSTRATED COMPLIANCE WITH THE SUBDIVISION AND

CONTINUED:

LAND DEVELOPMENT ORDINANCE AND THE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE AND SHALL INCLUDE THE STORMWATER MANAGEMENT BMP ADDRESSING PHOSPHORUS REDUCTION.

9. PRELIMINARY/FINAL SUBDIVISION PLANS SHALL PROVIDE FOR ON-LOT STORMWATER MANAGEMENT MEASURES WHERE INDIVIDUAL LOT COVERAGE EXCEEDS 4,269 SQUARE FEET, OR SUCH OTHER SQUARE FOOTAGE AS MAY BE DETERMINED BY THE TOWNSHIP ENGINEER TO BE NECESSARY TO MITIGATE STORMWATER RUNOFF FROM THE INDIVIDUAL LOTS, AS DETERMINED AT THE LAND DEVELOPMENT PHASE.
10. SUBJECT TO TOWNSHIP ENGINEER'S REVIEW AND APPROVAL, THE PRELIMINARY/FINAL SUBDIVISION PLANS SHALL DEMONSTRATE THE MINIMUM AMOUNT OF CUTS AND FILLS AS ARE NECESSARY TO BALANCE THE PROPERTY IN A MANNER THAT WILL AVOID UNNECESSARY DISTURBANCE OF EXISTING NATURAL GRADES.
11. THE APPLICANT SHALL PROVIDE THE PENNSYLVANIA NATURAL DIVERSITY INDEX ("PNDI") RESULTS AND A WETLANDS STUDY AT THE LAND DEVELOPMENT PHASE.
12. THE TOWNSHIP SHALL DETERMINE AT THE LAND DEVELOPMENT PHASE WHICH TRAILS ON THE PROPERTY REQUIRE PUBLIC ACCESS AND MAINTENANCE BY THE TOWNSHIP. THE DISTRICT SHALL PROVIDE ALL EASEMENTS NECESSARY TO ENABLE SUCH ACCESS. THE TRAILS SHALL BE LOCATED AND THE SURFACES SHALL BE IMPROVED BY THE DISTRICT IN THE MANNER AND TO THE SPECIFICATIONS THE TOWNSHIP DETERMINES AT THE LAND DEVELOPMENT REVIEW PHASE. THE TRAILS ON THE PROPERTY, INCLUDING THE SIDEWALK ALONG SHILOH ROAD, WILL BE PART OF THE COMMUNITY OPEN SPACE OF THE PROPERTY. THE TOWNSHIP RESERVES THE RIGHT TO DIRECT, AS PART OF FINAL PLAN APPROVAL, THAT ALL TRAIL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION FOR THE COMMUNITY.
13. THE DISTRICT SHALL ACQUIRE, AT ITS EXPENSE, ALL ADDITIONAL EDUS NECESSARY TO PROVIDE PUBLIC SEWAGE CONVEYANCE AND TREATMENT TO THE PROPOSED COMMUNITY.
14. IT IS NOT INTENDED THAT THE ATHLETIC FIELD OR THE PARKING LOT WILL BE LIGHTED, OTHER THAN BY SECURITY LIGHTING AS MAY BE REQUIRED. WHERE REQUIRED, THE DISTRICT SHALL PROVIDE STREET LIGHTS AT SUCH LOCATIONS IN THE COMMUNITY AND THE ATHLETIC FIELD PARKING LOT AS ARE DIRECTED BY THE TOWNSHIP AT THE LAND DEVELOPMENT PHASE, CONSISTENT WITH THE TOWNSHIP OUTDOOR LIGHTING REGULATIONS OF §170-1514 OF THE ZONING ORDINANCE AND THIS CONDITION. ALL LIGHTING SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWNSHIP LIGHTING CONSULTANT.
15. EMERGENCY ACCESS TO THE DEVELOPED PORTION OF THE PROPERTY FROM THE ATHLETIC FIELD PARKING LOT SHALL BE PROVIDED. IT SHALL BE GATED AND SHALL BE AVAILABLE FOR USE ONLY BY EMERGENCY VEHICLES. THE DISTRICT SHALL PROVIDE TO THE TOWNSHIP AN EASEMENT FROM SHILOH ROAD ON THE RUSTIN ACCESS DRIVE FOR INGRESS AND EGRESS TO THE ATHLETIC FIELD AND PARKING LOT FOR ALL AUTHORIZED USERS OF THOSE FACILITIES.
16. THE DISTRICT SHALL PROVIDE AT THE LAND DEVELOPMENT PHASE A SUPPLEMENTAL TRAFFIC IMPACT STUDY FOCUSING ON THE INTERSECTION OF SHILOH ROAD/DUNNING DRIVE/RUSTIN HIGH SCHOOL DRIVEWAY. THE DISTRICT SHALL IMPLEMENT APPROPRIATE MEASURES IN MITIGATION OF ANY ADVERSE IMPACTS THEREIN IDENTIFIED, SUBJECT TO BOARD APPROVAL.
17. AFTER THE SUBDIVISION AND SALE OF THE 49.978-ACRE PROPERTY, NEITHER THE RUSTIN PROPERTY, CONSISTING OF 95.086 ACRES, NOR ANY OTHER PART OF THE REMAINING LAND CONVEYED TO THE DISTRICT BY THE DEED MARKED EXHIBIT A-1, SHALL BE SUBDIVIDED, SOLD OR USED FOR OTHER THAN THE SCHOOL PURPOSES APPROVED BY THE SPECIAL EXCEPTION GRANTED BY THE ZONING HEARING BOARD IN 2002 (EXHIBIT A-25).
18. THIS APPROVAL IS NOT INTENDED AND SHALL NOT BE CONSTRUED TO BE A WAIVER OF ANY OTHER APPLICABLE PROVISION OF THE ZONING ORDINANCE OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OR ANY OTHER ORDINANCE OR REQUIREMENT OF THE TOWNSHIP OR OTHER REGULATORY BODY, IT BEING THE INTENTION OF THE BOARD THAT THE DEVELOPMENT AND USE OF THE PROPERTY AS PROPOSED, AND AS CONDITIONED HEREBY, SHALL COMPLY WITH ALL APPLICABLE ORDINANCES AND REQUIREMENTS, EXCEPT AS MAY HAVE BEEN MODIFIED HEREIN.

RUSTIN WALK PLANS



OVERALL RESIDENTIAL SUBDIVISION PLAN

SCALE: 1"=100'

GRAPHIC SCALE
1 inch = 100 feet

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEV.
- NEW SPOT ELEV.
- SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
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- (TBR) TO BE REMOVED
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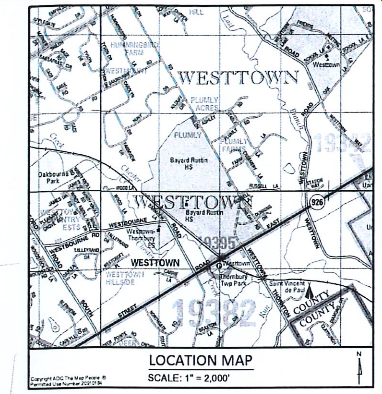
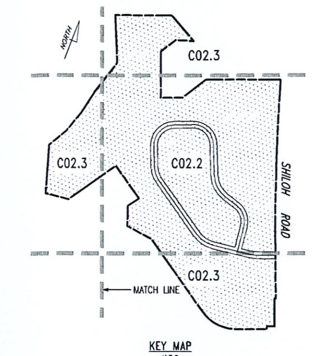
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE

CERTIFICATIONS AND APPROVALS ON SHEET C01.1 APPLY TO AND ENCOMPASS SHEETS 1 TO 6





DLHowell
Civil Engineering & Land Planning

D.L. Howell & Assoc., Inc.
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

AREA & BULK REGULATIONS

	REQUIRED	PROPOSED
MAX. NET RESIDENTIAL DENSITY	4 UNITS/ACRE	3.62 UNITS/ACRE
MIN. DISTANCE FROM CURB	30 FT.	>30 FT.
MIN. DISTANCE BETWEEN BUILDINGS	30 FT.	30 FT.
MAX. BUILDING HEIGHT	3 STORIES/38 FT.	<3 STORIES/38 FT.

LOT 1 – RESIDENTIAL DEVELOPMENT

ART. V – A/C AGRICULTURAL/CLUSTER RESIDENTIAL DISTRICT
SECT. 170-501.C.: CONDITIONAL USES
(2). RESIDENTIAL DEVELOPMENT (FLEXIBLE DEVELOPMENT PROCEDURE – ARTICLE IX)

ART. IX – FLEXIBLE DEVELOPMENT PROCEDURE
SECT. 170-903.: PERMITTED USES
A. SINGLE FAMILY DETACHED DWELLINGS
SEC. 170-904.: DENSITY STANDARDS
BASE DENSITY = 1.1 D.U./ACRE OF TRACT AREA (*SEE TRACT AREA CALCULATION)
BONUS DENSITY = 1.5 D.U./ACRE OF TRACT AREA (MAXIMUM ACHIEVABLE)

TRACT AREA CALCULATION:

GROSS TRACT AREA:	49.728 ACRES
-PUBLIC R.O.W.'S AND UTILITY EASEMENTS	0.747 ACRES
-EXISTING STREET R.O.W.'S	N/A
-75% OF FLOODPLAIN AREAS	3.508 ACRES
-75% OF STEEP SLOPE AREAS (25%+)	
-75% OF WETLAND AREAS	
-25% SOILS WITH HIGH WATER TABLES	N/A
TRACT AREA =	45.473 ACRES±
TIMES MULTIPLIER	x 1.1
BASE DENSITY =	50.020 D.U.
OPEN SPACE =	61.36 %

OPEN SPACE

MINIMUM OPEN SPACE
= 60% GROSS TRACT AREA

REQUIRED
GROSS TRACT = 49.728 ACRES
49.728 ACRES X 60% = 29.837 ACRES

PROPOSED
30.513 ACRES OPEN SPACE

OPEN SPACE TABULATION

PROVIDED OPEN SPACE	32.680 ACRES
SEGMENTS LESS THAN 75' IN WIDTH AND AREAS LESS THAN 0.5 ACRES	-1.078 ACRES
NON-INFILTRATING STORMWATER AREAS	-1.089 ACRES
NET OPEN SPACE	30.513 ACRES
FLOODPLAIN IN OPEN SPACE	3.483 ACS.
WETLANDS IN OPEN SPACE	0.164 ACS.
VERY STEEP SLOPES IN OPEN SPACE	1.554 ACS.
TOTAL	5.201 ACS. (17.05%)

DENSITY TABULATION

RESIDENTIAL LOT AREA	13.829 ACRES
PROPOSED LOTS	50
DENSITY	3.62 DU/AC.
AVERAGE SIZE	0.28 ACRES

REV.	DATE	DESCRIPTION
8		
7	08/03/15	REVISED PER LOT CLOSURE CALCULATIONS
6	05/06/15	REVISED PER CCCD AND TOWNSHIP REVIEWS
5	03/31/15	REVISED ENTRANCE LOCATION
4	03/05/15	ISSUED FOR SUBMISSION TO CCCD
3	01/23/15	REVISED PER TOWNSHIP ENGINEER LETTER DATED JANUARY 15, 2015
2	12/12/14	REVISED PER TOWNSHIP REVIEWS
1		

PRELIMINARY/FINAL
OVERALL RESIDENTIAL SUBDIVISION PLAN

CLIENT: WEST CHESTER AREA SCHOOL DISTRICT
PROJECT: RUSTIN RESIDENTIAL
LOCATION: 1100 SHILOH ROAD, WESTTOWN TOWNSHIP, CHESTER COUNTY, PA.

DATE:	07/25/14
SCALE:	1"=100'
DRAWN BY:	JTE
CHECKED BY:	DWG
PROJECT NO.:	2584
CAD FILE:	02 Land Development Plan.dwg
PLOTTED:	08/03/15
DRAWING NO.:	C02.1
SHEET	04 OF 30

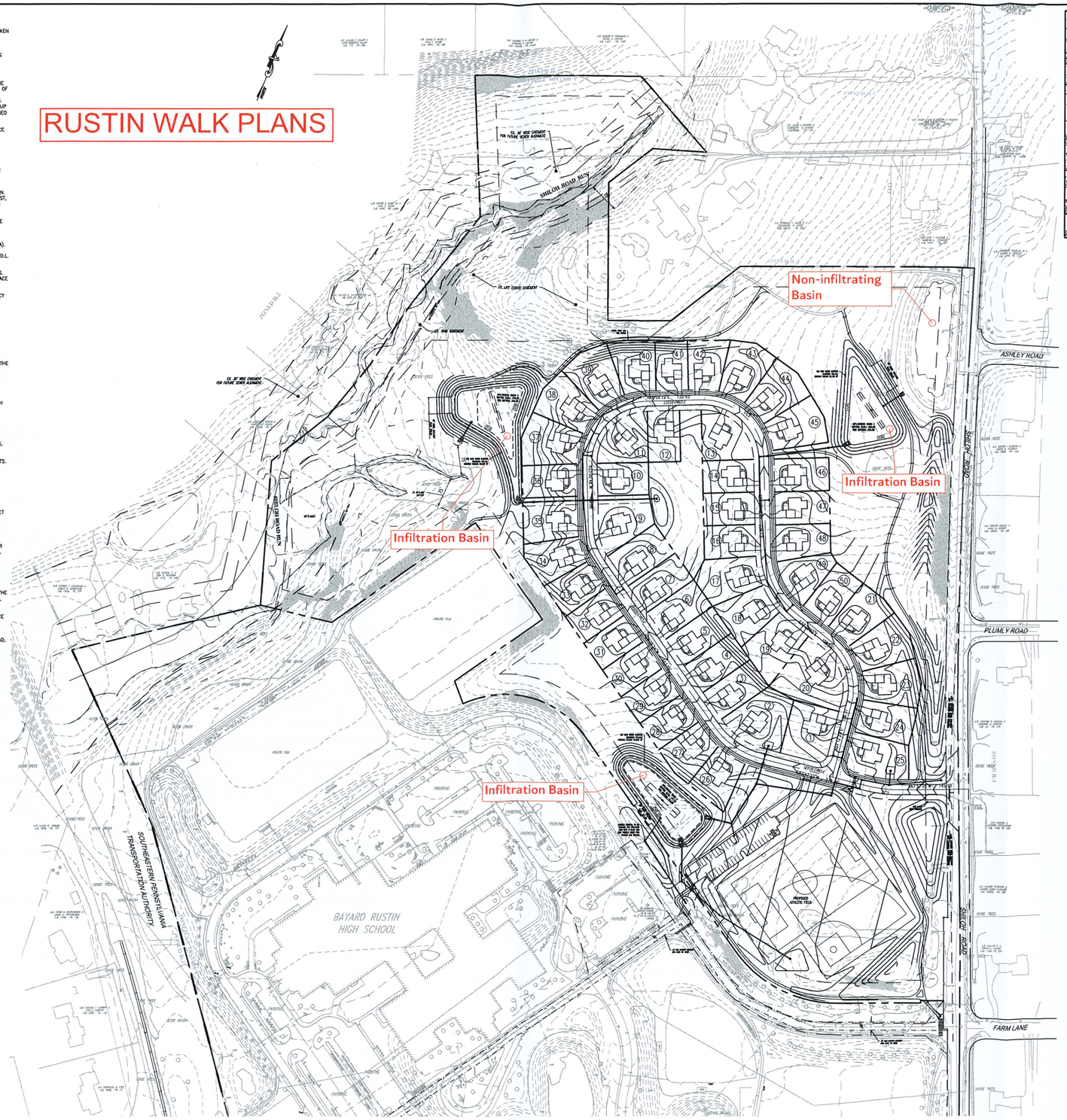
RUSTIN WALK PLANS

GRADING & UTILITY GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES IF NECESSARY.
3. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL CONFLICT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY DEVIATION FROM INFORMATION SHOWN ON THESE PLANS. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 187. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING THE COURSE OF WORK.
6. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFIC BUILDING PERMIT PLAN FOR EACH INDIVIDUAL LOT.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1.0% MIN. SLOPE ON ASPHALT AND 2.0% MIN. ON GRASS, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
8. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
9. ALL TRENCHING, SHORING AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
10. SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM D.L. HOWELL & ASSOC., INC.
11. SUBBASE MATERIAL FOR WALKS AND ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE TO THE RECOMMENDATIONS OUTLINED IN A GEOTECHNICAL EVALUATION PREPARED SPECIFICALLY FOR THIS SITE.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND TO ENSURE THAT NO WORK IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
13. IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADING OF OPEN EXCAVATIONS.
15. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
16. CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER ANY PHASE WILL CONFLICT WITH THE OWNERS DAILY OPERATIONS. WHERE CONFLICT IS APPARENT THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORK TO BE PERFORMED SO AS TO BE THE LEAST DISRUPTIVE.
17. ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND REPLACED WITH THE PAVING SECTION AT THE CONTRACTOR'S EXPENSE, AND SHALL MATCH THE EXISTING PAVING SECTION.
18. THE PAVED AREAS WITHIN THE RIGHT-OF-WAY, THAT ARE DISTURBED DURING LATERAL INSTALLATION, SHALL BE MILLED AND OVERLAID WITH WEARING COURSE.
19. IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY DURING CONSTRUCTION, A MINIMUM OF 18 INCHES OF COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES (STORMWATER, SANITARY SEWER, WATER, ELECTRIC, GAS, ETC.)
20. ALL FILL SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENTS. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING EIGHT INCHES IN THICKNESS, AND BE COMPACTED BY A SHEEPSFOOT ROLLER OR OTHER APPROVED METHOD AFTER EACH LAYER IS SPREAD. THE TOWNSHIP ENGINEER MAY REQUIRE COMPACTION TESTS AND REPORTS.
21. ALL STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH WESTTOWN TOWNSHIP STANDARDS AND PENNDOT PUBLICATION 408 SPECIFICATIONS.
22. ALL OTHER UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT SUPPLY, CABLE TELEVISION, AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY CONCERNED. UNDERGROUND UTILITIES SHALL BE PUT IN PLACE, CONNECTED, AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED CARTWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.
23. THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED ASSUMING 4,500 SF OF IMPERVIOUS COVER FOR EACH LOT. IF FUTURE IMPERVIOUS IS ADDED, IT MUST BE DIRECTED TO THE STORMWATER MANAGEMENT SYSTEM, OR OTHER PROVISIONS MUST BE ADDED.
24. A MINIMUM 18" VERTICAL CLEARANCE SHOULD BE PROVIDED WHERE ANY AND ALL PLACES WHERE THE SEWER LATERALS AND WATER MAIN CROSS. A MINIMUM 18" VERTICAL CLEARANCE SHOULD ALSO BE PROVIDED WHERE THE SEWER LATERALS AND WATER SERVICE PIPING CROSS ALL STORM SEWERS.
25. WHEREVER POSSIBLE, WATER SERVICE PIPING SHOULD CROSS ABOVE SANITARY OR STORM SEWER PIPING WITH THE MINIMUM 18" VERTICAL CLEARANCE. A CONCRETE ENCASEMENT MUST BE UTILIZED WHEREVER THE 18" VERTICAL CLEARANCE CANNOT BE PROVIDED.
26. A 10' MINIMUM HORIZONTAL SEPARATION DISTANCE AND A 18" MINIMUM VERTICAL VERTICAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN THE GRAVITY SANITARY SEWERS AND WATER MAINS. A CONCRETE ENCASEMENT MUST BE UTILIZED WHEREVER THE 18" VERTICAL CLEARANCE CANNOT BE PROVIDED.
27. THE GRADE OF THE DRIVEWAY WITHIN 20 FEET OF THE PAVEMENT EDGE OR THE CURBLINE OF THE PUBLIC ROAD, TOWNSHIP OR STATE, SHALL NOT EXCEED 4%.
28. THE SUBGRADE WITHIN THE LIMITS OF THE PROPOSED CARTWAY SHALL BE SHAPED TO CONFORM TO THE LINE, GRADE AND CROSS-SECTION OF THE PROPOSED CARTWAY AND SHALL BE THOROUGHLY COMPACTED AS PER PENNDOT PUBLICATION 408. SUBGRADE SHALL BE SLOPED TO CORRESPOND TO THE SLOPE OF THE FINISHED ROAD SURFACE. BEFORE PLACING THE BASE COURSE, THE SUBGRADE SHALL BE DRESSED WITH ONE INCH OF FINE AGGREGATE.

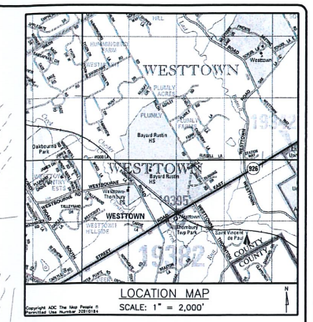
LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDES
- 242 EXISTING CONTOUR
- 242 PROPOSED CONTOUR
- 123.00 EXISTING SPOT ELEV.
- x 123.00 NEW SPOT ELEV.
- SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- (TBR) TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE

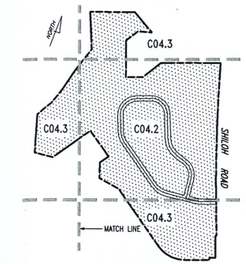


OVERALL GRADING PLAN
SCALE: 1"=100'

GRAPHIC SCALE
1 inch = 100 feet



LOCATION MAP
SCALE: 1" = 2,000'



KEY MAP
NTS

DLHowell
Civil Engineering & Land Planning

D.L. Howell & Assoc., Inc.
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

No.	DATE	DESCRIPTION
8		
7		
6	08/03/15	REVISED PER LDP CLOSURE CALCULATIONS
5	05/06/15	REVISED PER CCCD AND TOWNSHIP REVIEWS
4	03/31/15	REVISED DRIVEWAY LOCATION
3	02/26/15	REVISED PER CCCD
2	01/23/15	REVISED PER TOWNSHIP ENGINEER LETTER DATED JANUARY 15, 2015
1	12/12/14	REVISED PER TOWNSHIP REVIEWS

PRELIMINARY/FINAL
OVERALL GRADING PLAN

CLIENT: WEST CHESTER AREA SCHOOL DISTRICT
PROJECT: RUSTIN RESIDENTIAL
LOCATION: EAST SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA.

DATE:	07/25/14
SCALE:	1"=100'
DRAWN BY:	JTE
CHECKED BY:	DWG
PROJECT NO.:	2584
CAD FILE:	04-Grading Feasibility Plan.dwg
PLOTTED:	08/03/15
DRAWING NO.:	C04.1
SHEET	10 of 30

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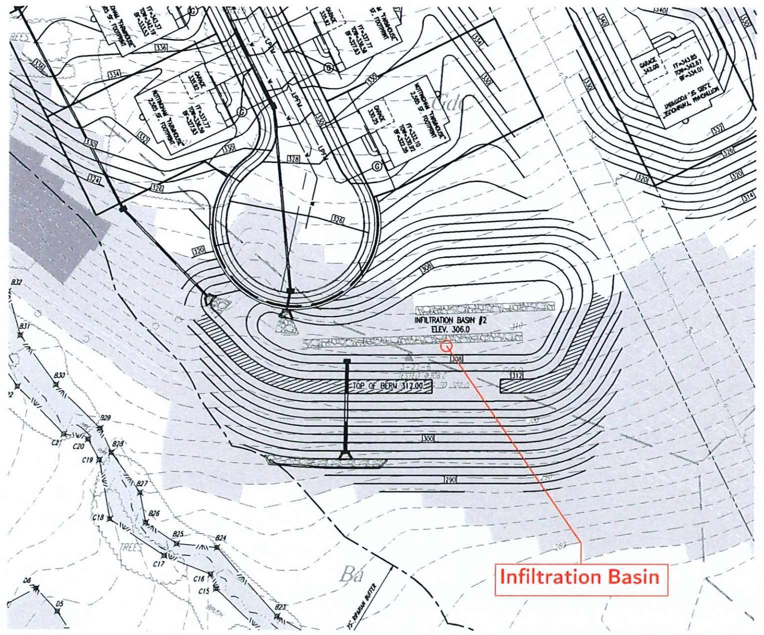
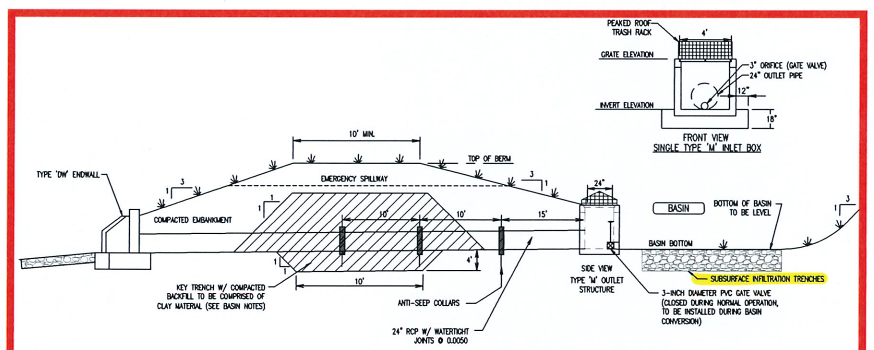
STOKES ESTATE BASIN DETAILS





TYPICAL INFILTRATION BASIN EMBANKMENT DETAIL

NO SCALE

STORMWATER INFILTRATION BASIN CONSTRUCTION SPECIFICATIONS:

1. PERIMETER SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO CLEARING AND GRUBBING ACTIVITIES. AREAS WHERE THE BASIN AND EMBANKMENT IS TO BE PLACED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
2. HEAVY EQUIPMENT AND TRAFFIC SHALL BE RESTRICTED FROM TRAVELING OVER THE PROPOSED LOCATION OF THE INFILTRATION BASIN TO MINIMIZE COMPACTION OF THE SOIL.
3. THE BOTTOM OF ALL INFILTRATION BMP'S SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE SCARIFIED TO A DEPTH OF SIX (6) INCHES.
4. EXCAVATE INFILTRATION BASIN TO WITHIN TWO FEET OF FINAL ELEVATION OF THE BASIN FLOOR. FINAL EXCAVATION TO FINISHED GRADE SHALL BE DEFERRED UNTIL ALL UPGRADIENT-DISTURBED AREAS HAVE BEEN STABILIZED. THE BASIN BOTTOM AND SIDE EMBANKMENTS SHALL BE ROUGHENED WERE SHEARED AND SEALED BY HEAVY EQUIPMENT.
5. ALL BASIN EXCAVATION EQUIPMENT SHALL BE PERFORMED LIGHTWEIGHT, RUBBER-TIRED EQUIPMENT.
6. A CUT-OFF TRENCH SHALL BE EXCAVATED ALONG THE CENTERLINE OF THE EARTH FILL EMBANKMENT. THE MINIMUM DEPTH SHALL BE FOUR FEET. THE CUT-OFF TRENCH SHALL EXTEND UP BOTH ABUTMENTS TO SIX INCHES BELOW THE EMERGENCY SPILLWAY CREST ELEVATION. THE BOTTOM WIDTH SHALL BE FOUR (4) FEET, BUT WIDE ENOUGH TO PERMIT OPERATION OF EXCAVATION AND COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 3H:1V.
7. FILL MATERIAL FOR THE CUT-OFF TRENCH SHALL BE OF UNIFIED SOIL TYPE CL (OR APPROVED EQUIVALENT).
8. FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IT CAN BE FORMED BY HAND INTO A BALL WITH OUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT OF THE BALL, IT IS TOO WET FOR PROPER COMPACTION.
9. FILL MATERIAL SHALL BE PLACED IN SIX INCH TO EIGHT-INCH CONTINUOUS LIFTS ACROSS THE ENTIRE LENGTH OF THE EMBANKMENT. EACH FILL LIFT SHALL BE COMPACTED TO AN AVERAGE OF 95% OF MAXIMUM MODIFIED DRY DENSITY PER ASTM D-1557.
10. FILL MATERIAL FOR THE EMBANKMENT SHALL BE MINERAL SOIL, FREE OF ROOTS, WOODY VEGETATION, OVERSIZED ROCKS OR OTHER OBJECTIONABLE MATERIAL. RELATIVELY PERVIOUS MATERIAL SUCH AS SAND OR GRAVEL (UNIFIED SOIL CLASSES GW, GP, SW AND SP) OR ORGANIC MATERIALS (UNIFIED SOIL CLASSES OL AND OH) SHALL NOT BE PLACED IN THE EMBANKMENT.
11. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION OF 10 PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTION IS OBTAINED THROUGH THE USE OF COMPACTORS, THE OVER BUILD MAY BE REDUCED TO NOT LESS THAN 5 PERCENT.
12. FOLLOWING COMPLETION OF THE FINAL GRADING, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT.
13. THE BASIN SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROPRIATE VEGETATIVE STANDARD AND SPECIFICATIONS IMMEDIATELY FOLLOWING CONSTRUCTION.
14. IF AN INSUFFICIENT AMOUNT OF APPROPRIATE SOILS, AS SPECIFIED IN THESE SPECIFICATIONS, TO CONSTRUCT THE BASIN EMBANKEMENT EXIST ON-SITE CONTACT THE GEOTECHNICAL ENGINEER FOR AN APPROPRIATE SOLUTION.
15. ONCE INFILTRATION BMP'S HAVE BEEN CONVERTED TO THEIR FINAL CONFIGURATION, CONTRIBUTING AREAS SHALL BE AT MINIMUM OF 70% STABILIZATION.
16. BASIN EMBANKMENTS TO BE INSPECTED BY THE TOWNSHIP ENGINEER.
17. THE DEVELOPER/OWNER SHALL CONDUCT ADDITIONAL SOIL INFILTRATION TESTS TO THE SAME CRITERIA AND STANDARDS AS PERFORMED DURING THE DESIGN PHASE. FAILURE TO ACHIEVE THE PRE-CONSTRUCTION SOIL INFILTRATION LEVELS WILL BE CAUSE FOR THE DEVELOPER/OWNER TO UNDERTAKE CORRECTIVE ACTIONS AS APPROVED BY THE TOWNSHIP ENGINEER.
18. THE BASINS SHALL BE LINED WITH GEOTEXTILE FABRIC.

CONSTRUCTION SEQUENCE

1. PROTECT INFILTRATION BASIN AREA FROM COMPACTION PRIOR TO INSTALLATION.
2. IF POSSIBLE, INSTALL INFILTRATION BASIN DURING LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY. AFTER INSTALLATION, PREVENT SEDIMENT-LADEN WATER FROM ENTERING INLETS AND PIPES.
3. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
4. __CRITICAL STAGE:__ EXCAVATE INFILTRATION BASIN BOTTOM TO AN UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE.
5. __CRITICAL STAGE:__ INSTALL OUTLET CONTROL STRUCTURES.
6. SEED AND STABILIZE TOPSOIL. (VEGETATE IF APPROPRIATE WITH NATIVE PLANTINGS.)
7. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

EMBANKMENT CONSTRUCTION/COMPACTION NOTES

1. KEY TRENCH TO EXTEND 4 FEET INTO UNDISTURBED SUBSOIL.
2. IMPERVIOUS CORE AND KEY TRENCH W/ COMPACTED BACKFILL UNIFIED SOILS TYPE CL-ML OR CL CLASSIFICATION OR APPROVED EQUAL.
3. THE CONTRACTOR SHALL PROVIDE SOIL TESTING OR SOIL VERIFICATION FOR CORE TRENCH BACKFILL TO THE TOWNSHIP ENGINEER PRIOR TO CONSTRUCTING EMBANKMENT.
4. CORE TRENCH TOP ELEVATION SHALL BE SET AT 6 INCHES BELOW THE EMERGENCY SPILLWAY.
5. THE CUT-OFF TRENCH SHALL BE EXCAVATED ALONG THE CENTERLINE OF THE EARTH FILL EMBANKMENT. THE MINIMUM DEPTH SHALL BE FOUR FEET. THE CUT-OFF TRENCH SHALL EXTEND UP BOTH ABUTMENTS TO AN ELEVATION 6 INCHES BELOW THE EMERGENCY SPILLWAY. THE BOTTOM WIDTH SHALL BE FOUR (4) FEET, BUT WIDE ENOUGH TO PERMIT OPERATION OF EXCAVATION AND COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 4H:1V.

MAINTENANCE

1. CATCH BASINS AND INLETS (UPGRADIENT OF INFILTRATION BASIN) SHOULD BE INSPECTED AND CLEANED AT LEAST ONCE PER YEAR AND AFTER MAJOR RUNOFF EVENTS.
2. THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
3. VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON AN INFILTRATION BASIN, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
4. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. MOSQUITOS SHOULD NOT BE A PROBLEM IF THE WATER DRAINS IN 72 HOURS. MOSQUITOES REQUIRE A CONSIDERABLY LONG BREEDING PERIOD WITH RELATIVELY STATIC WATER LEVELS.
5. ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
6. MOW ONLY AS APPROPRIATE FOR VEGETATIVE COVER SPECIES.
7. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.

DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

REV.	DATE	DESCRIPTION
1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
2		
3		
4		
5		
6		
7		
8		

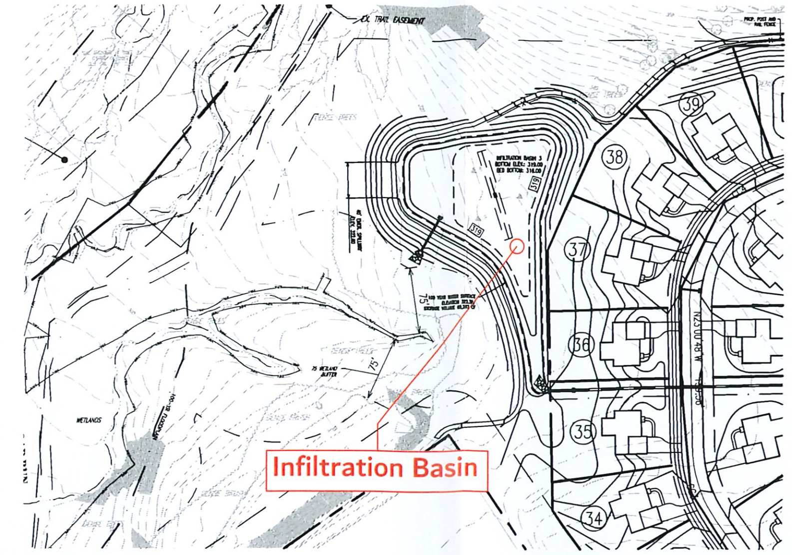
CONDITIONAL USE
CONSTRUCTION DETAILS

CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE:	04/14/23
SCALE:	AS SHOWN
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	14 CONSTRUCTION DETAILS.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C05.1
SHEET	22 of 38

ASSOCIATES, INC. IS FORBIDDEN.

RUSTIN WALK BASIN DETAILS



EMERGENCY SPILLWAY DESIGN

Q100 POST = (3.1)(L)(H)^(3/2)

Q100 POST = 21.3 CFS   H = 1.4 FT

L = Q100 POST / 3.1H^(3/2) = 21.3 / (3.1)(1.4)^(3/2) = 4.1 FT REQUIRED 5 FT

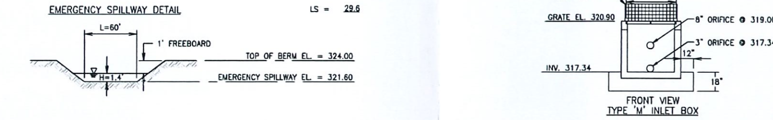
ANTI-SEEP COLLAR DESIGN

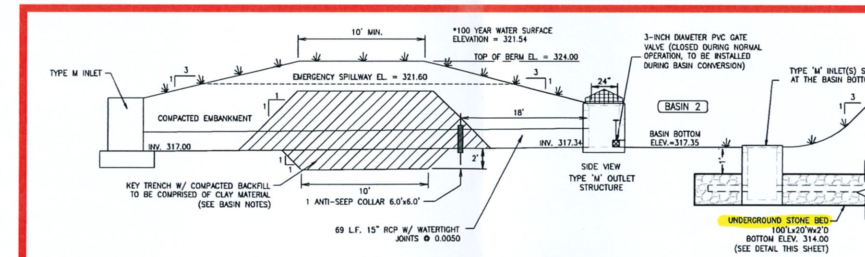
LS = Y (Z+4) [1 + PIPE SLOPE / (0.25 − PIPE SLOPE)]

LS = 4.15 (3+4) [1 + 0.0050 / (0.25 − 0.0050)]

LS = 29.6

EMERGENCY SPILLWAY DETAIL





BASIN #2 EMBANKMENT DETAIL

NO SCALE

EMERGENCY SPILLWAY DESIGN

Q100 POST = (3.1)(L)(H)^(3/2)

Q100 POST = 26 CFS   H = 1.25 FT

L = Q100 POST / 3.1H^(3/2) = 26 / (3.1)(1.25)^(3/2) = 6 FT REQUIRED 6 FT

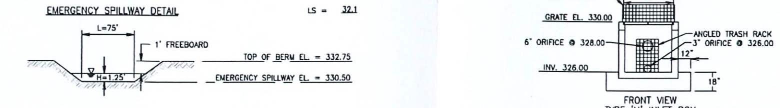
ANTI-SEEP COLLAR DESIGN

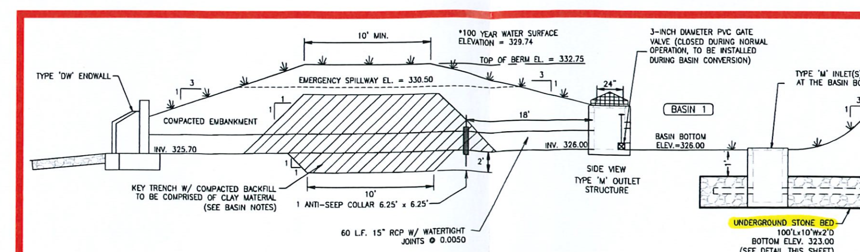
LS = Y (Z+4) [1 + PIPE SLOPE / (0.25 − PIPE SLOPE)]

LS = 4.50 (3+4) [1 + 0.0050 / (0.25 − 0.0050)]

LS = 32.1

EMERGENCY SPILLWAY DETAIL





BASIN #1 EMBANKMENT DETAIL

NO SCALE

DLHowell
Civil Engineering &
Land Planning
D.L. Howell & Assoc., Inc.
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

REV.	DATE	DESCRIPTION
1	12/12/14	REVISED PER TOWNSHIP REVIEWS
2	01/23/15	REVISED PER TOWNSHIP ENGINEER LETTER DATED JANUARY 15, 2015
3	03/05/15	ISSUED FOR SUBMISSION TO CCCD
4	03/31/15	REVISED ENTRANCE LOCATION
5	05/06/15	REVISED PER CCCD AND TOWNSHIP REVIEWS
6	08/03/15	REVISED PER LOT CLOSURE CALCULATIONS
7		
8		

PRELIMINARY/FINAL
PCSWM DETAILS

CLIENT: WEST CHESTER AREA SCHOOL DISTRICT
PROJECT: RUSTIN RESIDENTIAL
LOCATION: 1100 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA.

DATE:	07/25/14
SCALE:	N.T.S.
DRAWN BY:	JTE
CHECKED BY:	DWG
PROJECT NO.:	2584
CAD FILE:	05 PCSWM PLAN.dwg
PLOTTED:	08/03/15
DRAWING NO.:	C05.4
SHEET	16 of 30

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